



**Cobb County, Georgia**

**PY2017 ANNUAL ACTION PLAN**  
**PROGRAM YEAR 2**

DRAFT

**Prepared By:**

Cobb County CDBG Program Office  
192 Anderson Street, Suite 150  
Marietta, Georgia 30060

## Table of Contents

AP-05 Executive Summary .....	2
PR-05 Lead & Responsible Agencies.....	7
AP-10 Consultation .....	8
AP-12 Participation.....	12
AP-15 Expected Resources.....	14
AP-20 Annual Goals and Objectives.....	17
AP-35 Projects.....	22
AP-38 Project Summary.....	28
AP-50 Geographic Distribution.....	29
AP-55 Affordable Housing .....	34
AP-60 Public Housing .....	35
AP-65 Homeless and Other Special Needs Activities.....	36
AP-75 Barriers to Affordable Housing.....	39
AP-85 Other Actions.....	40
AP-90 Program Specific Requirements.....	44

## AP-05 Executive Summary

### Introduction

Cobb County is an entitlement community eligible to receive direct assistance under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. Cobb County is also a participating jurisdiction under the HOME Investment Partnerships Program (HOME) and a formula grantee under the Emergency Solutions Grant (ESG). The County's CDBG Program Office is responsible for the development and administration of the Consolidated Plan and Annual Action Plan.

The Program Year (PY) 2017 Annual Action Plan represents year two of the PY2016-2020 Consolidated Plan approved by the Cobb County Board of Commissioners on Tuesday, November 8, 2016. This plan is Cobb County's official application for HUD entitlement grants and proposes activities to be funded during the County's CDBG Program Office PY2017 (Friday, January 1 – Friday, December 30, 2017).

### Purpose and importance of the Consolidated Plan and Annual Action Plan:

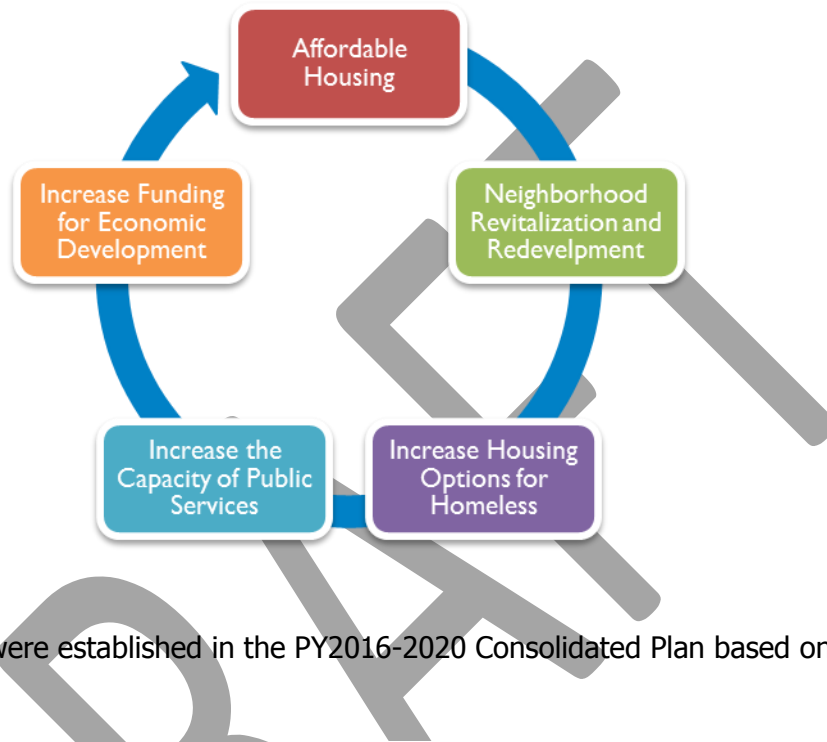
As a recipient of federal grant funds, Cobb County is required by HUD to produce a Consolidated Plan every five years and an Annual Action Plan every year. These documents serve as the application for funding for the following federal entitlement programs that serve low and moderate-income individuals and/or families:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Emergency Solutions Grant (ESG)

Cobb County's PY2017 Annual Action Plan identifies projects in which these funds will be utilized to carry out previously identified priorities and goals that were established in the County's PY2016-2020 Consolidated Plan. The priority needs were established through a collaborative process with citizens, public interest groups, and other stakeholders in Cobb County, the City of Marietta, and the City of Smyrna. As required by HUD, each activity is linked to one of the three federal programs objectives: 1) decent housing, 2) suitable living environment, and 3) economic development. Each objective is matched with one of three HUD outcomes: 1) availability/accessibility, 2) affordability, or 3) sustainability for low-moderate income persons. The PY2016-2020 Consolidated Plan funding priorities were divided into five categories designed to benefit low and moderate-income persons, as shown in Figure 1.

# PY2016-2020 Consolidated Plan Priorities

Figure 1: Consolidated Plan Priorities



The following goals were established in the PY2016-2020 Consolidated Plan based on the priorities shown above:

## **Affordable Housing:**

- New Construction/ Acquisition/Rehabilitation
- Affirmatively Furthering Fair Housing Activities
- Financial Assistance for Affordable Housing
- Provide Administrative Structure

## **Neighborhood Revitalization and Redevelopment:**

- Acquire/Construct/Rehabilitate Public Facilities
- Provide Administrative Structure

## **Increase Housing Options for Homeless:**

- Supportive Services for Homeless Persons
- Provided Administrative Structure

## **Increase the Capacity of Public Services:**

- Provide Funding to Support Public Service Programs
- Provide Administrative Structure

## **Increase Funding for Economic Development:**

- Support for Economic Development Activities
- Provide Administrative Structure

**Summarize the objectives and outcomes identified in the Plan:**

Annual Objectives: The following is an outline of the strategic priorities identified in the PY2016-2020 Consolidated Plan. As required by HUD, each activity is linked to one of the three federal programs objectives: 1) decent housing, 2) suitable living environment, and 3) economic development. Each objective is matched with one of three outcomes: 1) availability/accessibility, 2) affordability, or 3) sustainability for low-moderate income persons. The annual activities that will enable Cobb County to achieve these objectives and outcomes in PY2017 are listed in Table 1.

Program Objectives	Activities
<b>Decent Housing</b>	<ul style="list-style-type: none"><li>• Acquisition, rehabilitation, and new construction of affordable single family and rental housing</li><li>• Down-payment assistance</li><li>• Tenant Based Rental Assistance</li><li>• Providing property and development grant subsidies for developers to build affordable housing for eligible homebuyers;</li><li>• Promoting education to Affirmatively Further Fair Housing (AFFH)</li></ul>
<b>Suitable Living Environment</b>	<ul style="list-style-type: none"><li>• Rehabilitation, acquisition, accessibility improvements of neighborhood facilities</li><li>• Housing rehabilitation</li><li>• Park improvements</li><li>• Sidewalk and infrastructure improvements</li><li>• Health and dental services</li><li>• Services for the homeless and at-risk populations</li><li>• Youth and childcare programs</li><li>• Transportation for seniors and youth</li><li>• Supportive and transitional housing</li><li>• Support services for populations with special needs (e.g. elderly, persons with disabilities)</li></ul>
<b>Economic Development</b>	<ul style="list-style-type: none"><li>• Expansion of business products based on community need</li><li>• Job training for low and moderate-income persons.</li></ul>

**Table 1: Program Objectives and Activities**

## **Evaluation of past performance:**

### **CDBG Accomplishments**

In the County's previous CAPER, CDBG Program initiatives and funding focused on revitalizing neighborhoods, increasing services for at-risk populations, and furthering fair housing. The CDBG Program expended a total of \$4,646,664.39 on the following activities:

- Five Public Facilities were funded, of which two were completed, James T. Anderson Boys & Girls Club, and Good Samaritan Health Center.
- Improvements for two local parks were completed: Durr Field in Acworth and Pine Grove Park in Austell.
- A public infrastructure project was completed for water and sewer improvements in a low and moderate-income neighborhood in the City of Kennesaw.
- An ADA improvement project was undertaken and completed which included installation of ADA compliant sidewalks and restroom improvements at the Greenridge Mental Health Facility.
- Pre-award funding continued for a mental health facility for Cobb Community Service Board.
- Public service projects assisted a total of 5,042 persons, which was comprised of persons with special needs and disabilities, childcare services, health services, senior services, youth services, transportation services, and operating costs of homeless programs.
- 17 single-family homes were renovated through the Owner Occupied Housing Rehabilitation program.

### **HOME Accomplishments**

Affordable Housing initiatives were primarily addressed through the acquisition and construction of new housing, tenant-based rental assistance, and down-payment assistance. The HOME Program expended a total of \$1,506,719.57 for down-payment assistance, tenant-based rental assistance, new home construction, and rental rehabilitation for low and moderate income households.

### **ESG Accomplishments**

ESG initiatives were primarily addressed by non-profit organizations carrying out activities to provide overnight shelter, homeless prevention, and housing for the homeless. The ESG Program expended a total of \$182,212.89 to carry out the following ESG activities.

- Cobb County allocated ESG funds to subrecipients located throughout the County to deliver homeless prevention for households that are either at-risk of or experiencing homelessness.
- Cobb County through its subrecipients continued to implement ESG regulations and housing priorities. The County provided funding for homeless prevention and rapid re-housing to reduce costs of affordable housing for homeless and at-risk families.

- A total of 31 individuals were provided permanent housing through the rapid re-housing program; 85 individuals maintained stable housing through rental assistance and housing support services; 929 individuals were provided emergency shelter. A total of 36,628 units of shelter were provided to homeless individuals.

**Summary of citizen participation process and consultation process:**

During the preparation of the Cobb County PY2017 Action Plan, a Public Review Meeting on Thursday, October 13, 2016 was held to obtain the specific housing and related services needs for Cobb County. All comments received can be found below. A 30-day comment period was held from Tuesday, September 30, 2016 through Friday, October 21, 2016 for the public to review and provide comments on the Annual Action Plan. The plan was available for review in hard copy at the Cobb County CDBG Program Office and on the CDBG Program Office website: [www.cobbcounty.org/cdbg](http://www.cobbcounty.org/cdbg).

**Summary of public comments:**

A summary of public comments that were received at the Public Review Meeting are listed below:

- TBD (to be determined)

**Summary of comments or views not accepted and the reasons for not accepting them:**

TBD

**Summary:**

This Annual Action Plan identifies projects in which the County will use CDBG, HOME, and ESG funds to carry out previously identified priorities that were established in the County's PY2016-2020 Consolidated Plan. The identification of these specific priorities is a product of extensive consultation with community stakeholders combined with data from the U.S. Census and other sources that indicates specific housing and community development needs in Cobb County.

## PR-05 Lead & Responsible Agencies

### Agency/entity responsible for preparing/administering the Consolidated Plan:

The following entity is responsible for preparing the Consolidated Plan and administering the County's HUD grant programs.

Agency Role	Name	Department/Agency
Lead Agency	Cobb County	Cobb County CDBG Program Office

**Table 1– Responsible Agencies**

### Narrative

Cobb County is the lead agency for the development, administration, and review of the Annual Action Plan. The Cobb County CDBG Program Office is fully staffed and managed by WFN Consulting, a program management consulting firm that specializes in HUD grant programs and has managed all facets of Cobb County's HUD grant programs since 1981. Administrative support and oversight is provided by Cobb County's Office of Finance Economic Development. Additionally, Cobb County's Finance Department and Budget and Internal Audit Division collaborates with the CDBG Program Office on all financial matters, internal controls, and processes.

The CDBG Program Office researched and prepared this Plan to provide a comprehensive strategy to address housing and community development needs in the County with CDBG, HOME, and ESG Program funds.

### Consolidated Plan Public Contact Information:

Public concerns, issues, or comments may be directed to:

Kimberly Roberts, Managing Director  
Cobb County CDBG Program Office  
192 Anderson Street, Suite 150  
Marietta, GA 30060  
[robertsk@cobbcountycdbg.com](mailto:robertsk@cobbcountycdbg.com)  
(770) 528-1457

Or

Rabihah Walker, Deputy Director  
Cobb County CDBG Program Office  
192 Anderson Street, Suite 150  
Marietta, GA 30060  
[rwalker@cobbcountycdbg.com](mailto:rwalker@cobbcountycdbg.com)  
(770) 528-1464



## AP-10 Consultation

### Introduction

Cobb County conducted significant consultation with citizens, municipal officials, non-profit agencies, public housing agencies, private developers, governmental agencies, and the Continuum of Care in preparing the Consolidated Plan associated with this Action Plan. The County held a public meeting to review a draft of this Plan and current year priorities. This meeting is summarized in the Citizen Participation Section of this Plan.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

The Marietta Housing Authority is the local public housing agency and was consulted in the preparation of the Consolidated Plan associated with this Action Plan. This agency provided data on tenant and housing choice voucher holder characteristics, waiting lists, and future plans for development.

In addition to the public housing agencies, the County consulted with other private and governmental agencies, mental health, and service agencies in the preparation of the Consolidated Plan associated with this Action Plan. These agencies also provided input during the public participation process.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Cobb County is a part of the Marietta/Cobb Continuum of Care. The Marietta/Cobb Continuum's goal is to provide solutions to end homelessness in Cobb County through education, resources, and advocacy. In consultation to develop this plan, Cobb County consulted with the Continuum to gain access to all CoC data. The County was provided data from the Homeless Management Information System (HMIS), Point-in-Time Count (PIT), the Housing Inventory Count, and information from the Annual Homeless Assessment Report (AHAR). Through this collaboration, the County ensures that CoC goals and the County's Consolidated Plan priorities are integrated into the Plan.

### **Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The County coordinates with the Marietta/Cobb Continuum of Care, which is responsible for the administration of the Continuum of Care in Cobb County. This structure provides the internal connective mechanism among County departments and outside entities which serve the homeless throughout the County.

As the CDBG Program Office administers the ESG program, close coordination occurs with the CoC in establishing priorities for the ESG Program. A part of this coordinated process includes the planning and operation of the County's Homeless Management Information System (HMIS).

**Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.**

When developing the Consolidated Plan, the County launched a collaborative effort to consult with elected officials, City departments, community stakeholders, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within the five year plan.

The County's outreach and consultation strategies included the formation of community outreach partnerships with housing, service, and mental health providers; workforce developers; community advocates; and others.

Stakeholder meetings were conducted to solicit input from the community at large. Results of the community forums and surveys were reported in the Consolidated Plan. Each segment of the community outreach and planning process was transparent to ensure the public knew their input was being collected, reviewed, and considered.

As part of the effort to implement the policies, programs and projects identified in the Consolidated Plan, the County works collaboratively with staff from the housing, social services agencies, and other entities to inform and develop the housing and homeless priorities and strategies contained in this Action Plan. The following table is of organizations that were consulted.

<b>Agency/Group/ Organization</b>	<b>Agency/Group/ Organization Type</b>	<b>Section of Plan Addressed by Consultation</b>	<b>How Consulted</b>
MUST Ministries, Inc.	Services - Homeless	Homeless Needs; Non- Homeless Special Needs	Public Meeting
YWCA of Northwest GA	Services – Victims of Domestic Violence	Non –Homeless Special Needs	Public Meeting
Girls, Inc.	Services - Children	Non –Homeless Special Needs	Public Meeting
The Extension, Inc.	Services - Homeless	Homeless Needs	Public Meeting

<b>Agency/Group/ Organization</b>	<b>Agency/Group/ Organization Type</b>	<b>Section of Plan Addressed by Consultation</b>	<b>How Consulted</b>
City of Marietta	Other Government - Local	All	Public Meeting
City of Kennesaw	Other Government - Local	All	Public Meeting
Family Life Restoration	Services - Homeless	Homeless Needs; Non- Homeless Special Needs	Public Meeting
Cobb Community Services Board	Other Government - Local	All	Public Meeting
Cobb County	Other Government - County	All	Public Meeting
Atlanta Legal Aid Society, Inc.	Services – Fair Housing	Non-Homeless Special Needs	Public Meeting
Communities in Schools	Services - Children	Non –Homeless Special Needs	Public Meeting
SafePath Children’s Advocacy Center, Inc.	Services - Children	Non-Homeless Special Needs	Public Meeting
Friends of Disabled Adults & Children	Services – Persons with Disabilities	Non-Homeless Special Needs	Public Meeting
Nobis Works	Services – Employment	Non –Homeless Special Needs	Public Meeting
Austell Task Force	Other Government - Local	All	Public Meeting
First Step	Services - Children	Non –Homeless Special Needs	Public Meeting
Walton Communities	Housing	Housing Needs Assessment	Public Meeting
Marietta Youth Empowerment Through Learning, Leading, and Serving, Inc.	Services - Children	Non –Homeless Special Needs	Public Meeting
The Center for Family Resources, Inc.	Services - Homeless	Homeless Needs; Non- Homeless Special Needs	Public Meeting
African American Golf Foundation	Services - Children	Non –Homeless Special Needs	Public Meeting
Social Concepts & Development Services	Services – Health	Non-Homeless Needs	Public Meeting
Southern Christian Leadership Conference	Services - Education	Non –Homeless Special Needs	Public Meeting
Hermosa Health	Services - Health	Non-Homeless Needs	Public Meeting
Powder Springs Task Force	Other Government - Local	All	Public Meeting

<b>Agency/Group/ Organization</b>	<b>Agency/Group/ Organization Type</b>	<b>Section of Plan Addressed by Consultation</b>	<b>How Consulted</b>
S.A.F.E. Place	Services - Education	Non –Homeless Special Needs	Public Meeting
Sheltering Arms	Services - Children	Non –Homeless Special Needs	Public Meeting
City of Powder Springs	Other Government - Local	All	Public Meeting
St. Vincent de Paul Society, Inc.	Services - Homeless	Homeless Needs; Non-Homeless Special Needs;	Public Meeting
Marietta Housing Authority	PHA	Public Housing Needs	Public Meeting
Cole Street Development Corporation	Housing	Housing Needs Assessment	Public Meeting

**Table 2 – Agencies, groups, organizations who participated**

**Identify any Agency Types not consulted and provide rationale for not consulting.**

The County did not exclude any agency type or agency during this process.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Marietta/Cobb Continuum of Care	Coordinating homelessness services with Continuum of Care priorities

**Table 3 – Other local / regional / federal planning efforts**

## AP-12 Participation

### **Summary of citizen participation process/Efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal-setting.**

During the preparation of the Cobb County PY2017 Action Plan, a Public Review Meeting was held on Thursday, October 13, 2016 to obtain the specific housing and related services needs for Cobb County. All comments received can be found on page six. A 30-day comment period was held from Tuesday, September 20, 2016 through Friday, October 21, 2016 for the public to review and provide comments on the Annual Action Plan. The plan was available for review in hard copy at the Cobb County CDBG Program Office and on the CDBG Program Office website: [www.cobbcounty.org/cdbg](http://www.cobbcounty.org/cdbg).

In an attempt to increase public participation, the County actively maintains communication with local nonprofits and housing developers and will adhere to the following actions to improve citizen participation:

#### **Actions to improve participation**

- Conduct public meetings in various communities throughout the County to ensure that meetings are held at a convenient location for residents of the County;
- Conduct workshops at various locations throughout the County; provide ADA accessibility for all persons with disabilities; and provide interpretation for limited English proficiency clientele;
- Use electronic and print media to solicit public participation through various media outlets including, but not limited to, the Marietta Daily Journal, Mundo Hispanico, and The GA Voice. This includes sending mass emails to County and Municipal employees, nonprofit organizations, and local businesses; advertising on the County's public access channel (Cobblin); posting advertisements in the County's electronic newsletter; and posting information on the CDBG Program Office website;
- Translate public notices and related materials for limited English proficiency clientele;
- Review and respond to all citizen comments and incorporate such comments in the Action Plan, as applicable;
- Analyze the impact of Action Plan program activities on neighborhood residents, particularly low and moderate-income persons;
- Conduct Needs Assessments and appropriate on-site visits to each proposed project before including it in the proposed Consolidated Plan;
- Meet with neighborhood groups to inform them about the County's priorities, project eligibility, the program planning process, project selection and funding, and the project implementation process.

### Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons
Public Meeting	Non-targeted/broad community	TBD	TBD	TBD
Newspaper Ad	Non-targeted/broad community	The public was notified of the public meeting via a newspaper ad in the Marietta Daily Journal and Mundo Hispanico	TBD	TBD
Web Ad	Non-targeted/broad community	The public was notified of the public meeting via a web ad placed on The GA Voice	TBD	TBD
Email Notification	Non-targeted/broad community	The public was notified of the public meeting via an email blast through Constant Contact	TBD	TBD

**Table 4 – Citizen Participation Outreach**

## AP-15 Expected Resources

### Introduction

Cobb County uses multiple resources to carry out activities that benefit low and moderate-income persons. Cobb County receives entitlement funding of CDBG, HOME, and ESG. The CDBG Program Office administers the funding on behalf of the County. The PY2017 budget, not including program income, is based on 70% (\$3,606,458.10) of the funding received in PY2016, because the exact budget amount for these entitlement programs have not been approved by Congress. The expected amount for each program is, CDBG (\$2,739,417.10), HOME (\$676,495.40) and, ESG (\$190,545.60). The Office anticipates receiving approximately \$75,000 in program income (\$25,000 for the CDBG Program and \$50,000 for the HOME Program, respectively).

## Priority Table

Program	Source of funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Public – Federal	<ul style="list-style-type: none"> <li>- Acquisition</li> <li>- Admin and Planning</li> <li>- Economic Development</li> <li>- Affordable Housing</li> <li>- Public Improvements</li> <li>- Public Services</li> </ul>	\$2,739,417.10	\$25,000	n/a	\$2,764,417.10	\$0	CDBG funds used throughout the County will leverage other federal, local and private funds.
HOME	Public – Federal	<ul style="list-style-type: none"> <li>- Acquisition</li> <li>- Homebuyer Assistance</li> <li>- Homeowner Rehab</li> <li>- Multifamily Rental</li> <li>- New Construction</li> <li>- Multifamily Rental Rehab</li> </ul>	\$676,495.40	\$50,000	n/a	\$726,495.40	\$0	HOME funds will leverage other federal, local, and private funds. Subrecipient or developers supply 25% match of HOME funds.
ESG	Public – Federal	<ul style="list-style-type: none"> <li>- Financial Assistance</li> <li>- Overnight shelter</li> <li>- Rapid re-housing</li> <li>- Rental Assistance</li> <li>- Transitional Housing</li> </ul>	\$190,545.60	\$0	n/a	\$190,545.60	\$0	ESG match requirements will be met by requiring organizations to meet a 100% match of all funds received.
Total			\$3,606,458.10	\$75,000.00	n/a	\$3,681,458.10	\$0	

**Table 5 - Expected Resources – Priority Table**



**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.**

Cobb County will use a combination of public and private funding to carry out activities identified in this Plan. During PY2017, the County will research opportunities to apply for additional funding streams which are consistent with the goals of the Consolidated Plan. Currently, the County uses its Community Services Block Grant (CSBG), Emergency Food and Shelter Program (EFSP) program funds, and Justice Assistance Grant (JAG) program funds to offset funding reductions through its HUD CPD program funding. Cobb County will also work with non-profit organizations to encourage leveraging of available funding sources and strengthen organizational capacity.

The HOME program requires a 25% match of the total HOME funds expended for project costs. This match requirement will be met by requiring subrecipients to provide 25% match on projects, through sponsorships from local businesses, waived County fees, donated land or improvements, volunteer hours, donated materials, or other eligible methods outlined in the HOME regulations. As a requirement, HOME subrecipients submit a match log that identifies the sources of match funds from each fiscal year. Historically, match amounts for HOME subrecipients have far exceeded the 25% annual contributions requirements stipulated by HOME program regulations.

The ESG program requires a 100% match for the total amount of ESG funds expended. ESG subrecipients are required to provide a dollar for dollar match through the value of volunteer hours, private donations, salary not covered by ESG, other grant funding, in-kind donations, or by other eligible methods as provided in the ESG regulations.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.**

During the PY2017, the County does not anticipate using publicly owned land or property to address the needs identified in the Annual Action Plan.

## AP-20 Annual Goals and Objectives

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
<b>1. New Construction/ Acquisition/ Rehabilitation</b>	2017	2017	Affordable Housing	Countywide	Increase Access to Affordable Housing;	HOME and CDBG	<ul style="list-style-type: none"> <li>• Homeowner Housing Rehabilitated: 10 Household Housing Unit</li> <li>• Rental Units Constructed: 10 Household Housing Unit</li> <li>• Rental Units Rehabilitated: 5 Household Housing Unit</li> <li>• Homeowner Housing Added: 7 Household Housing Unit</li> </ul>
<b>2. Affirmatively Furthering Fair Housing Activities</b>	2017	2017	Fair Housing	Countywide	Affirmatively Furthering Fair Housing (AFFH)	CDBG	<ul style="list-style-type: none"> <li>• Fair Housing: 775 Persons Assisted</li> </ul>
<b>3. Financial Assistance for Affordable Housing</b>	2017	2017	Affordable Housing	Countywide	Increase Access to Affordable Housing; Increase Housing Options for Homeless	HOME and ESG	<ul style="list-style-type: none"> <li>• Direct Financial Assistance to Homebuyers: 10 Households Assisted</li> <li>• Tenant-based Rental Assistance/Rapid Rehousing: 116 Households Assisted</li> </ul>

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
<b>4. Supportive Services for Homeless Persons</b>	2017	2017	Homeless	Countywide	Increase Housing Opportunities for Homeless	ESG	<ul style="list-style-type: none"> <li>Homeless Person Overnight Shelter: 272 Persons Assisted</li> <li>Homelessness Prevention: 53 Persons Assisted</li> </ul>
<b>5. Acquire/ Construct/ Rehabilitate Public Facilities</b>	2017	2017	Non-Housing Community Development Needs	Countywide	Neighborhood Revitalization and Reinvestment	CDBG	<ul style="list-style-type: none"> <li>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50,000 Persons Assisted</li> </ul>
<b>6. Provide Funding to Support Public Service Programs</b>	2017	2017	Non-Housing Community Development Needs	Countywide	Increase the Capacity of Public Services	CDBG	<ul style="list-style-type: none"> <li>Public Service Activities other than Low/Moderate Income Housing Income Benefit: 3,000 Persons Assisted</li> </ul>
<b>7. Support for Economic Development Activities</b>	2017	2017	Non-Housing Community Development Needs	Countywide	Increase Funding for Economic Development	CDBG	<ul style="list-style-type: none"> <li>Increase Funding for Economic Development: 3,000 Persons Assisted</li> </ul>

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
<b>8. Provide Administrative Structure</b>	2017	2017	Non-Housing Community Development Needs	Countywide	Affordable Housing; Neighborhood Revitalization and Reinvestment; Increase Housing Options for Homeless; Increase Capacity of Public Services; Increase Funding for Economic Development	CDBG, HOME, and ESG	Not applicable

**Table 6 – Goals Summary**

## Goal Descriptions

Goal Name	Description
<b>1. New Construction/ Acquisition/ Rehabilitation</b>	New construction/acquisition/rehabilitation of affordable housing units
<b>2. Affirmatively Furthering Fair Housing Activities</b>	Accessibility improvements, fair housing enforcement and education
<b>3. Financial Assistance for Affordable Housing</b>	Provide support for tenant-based rental assistance, down payment assistance, and rapid rehousing
<b>4. Supportive Services for Homeless Persons</b>	Provide supportive services to persons who are homeless and at risk for homelessness
<b>5. Acquire/ Construct/ Rehabilitate Public Facilities</b>	Fund public facility improvements in the County that benefit low income households and persons, and persons with special needs to include senior centers, neighborhood facilities, youth centers, childcare centers, health facilities, handicapped centers, abused and neglected children facilities, parks and recreational facilities, and other facilities; fund non-housing community development proposals in the County that eliminate a threat to public health and safety to include water/sewer improvements, flood/drainage improvements, sidewalks, street improvements, and other infrastructure improvements
<b>6. Provide Funding to Support Public Service Programs</b>	Fund projects that provide recreational activities, educational opportunities, and job skills to youth; supportive services to low and moderate income households and persons with special needs; assistance to businesses to create and/or retain jobs for low and moderate income persons; and support for job training, continuing education, and employment services designed to assist low and moderate income persons obtain jobs
<b>7. Support for Economic Development Activities</b>	Fund projects that promote economic development activities
<b>8. Provide Administrative Structure</b>	Provide the administrative structure for the planning, implementation, and management of the CDBG, HOME, and ESG grant programs as well as other housing, community development, and homelessness programs

**Table 7 – Goal Descriptions**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b).**

The County anticipates providing affordable housing for 130 extremely low, low-income, and moderate income families by acquiring 17 homes, providing tenant based rental assistance for 98 households, and rehabilitating 15 owner occupied homes.

DRAFT

## AP-35 Projects

### Introduction

The activities that have been selected for inclusion in this Plan are based on the PY2016-2020 Consolidated Plan priorities and public input. During PY2017, Cobb County will initiate activities to ensure that community development, affordable housing, and homelessness goals are achieved.

### PY2017 Project Information

Project	PY2017 Funding	Description	Annual Goals	Target Areas	Priority Needs Addressed
City of Acworth	\$77,211.28	Durr Field Park Improvements	Acquire/Construct/Rehabilitate Public Facilities	City of Acworth	Neighborhood Revitalization and Redevelopment
City of Austell	\$24,877.72	Façade Improvements	Acquire/Construct/Rehabilitate Public Facilities	City of Austell	Neighborhood Revitalization and Redevelopment
City of Kennesaw	\$112,586.70	Woodland Acres Infrastructure Improvements	Acquire/Construct/Rehabilitate Public Facilities	City of Kennesaw	Neighborhood Revitalization and Redevelopment
City of Powder Springs	\$52,696.46	Linear Park Improvements	Acquire/Construct/Rehabilitate Public Facilities	City of Powder Springs	Neighborhood Revitalization and Redevelopment
Cobb Senior Services	\$40,000.00	Van Acquisition	Provide Funding to Support Public Service Programs	County wide	Increase Capacity of Public Services
Community Health Center, Inc.	\$30,000.00	Salary/Operating Costs – Medical & Dental Services	Provide Funding to Support Public Service Programs	County wide	Increase Capacity of Public Services

## PY2017 Project Information Continued

Project	PY2017 Funding	Description	Annual Goals	Target Areas	Priority Needs Addressed
MUST Ministries, Inc.	\$30,000.00	TBRA Case Management	Provide Funding to Support Public Service Programs	County wide	Increase Capacity of Public Services
Omosaze, Inc.	\$15,000.00	Salary/Operating Costs – Reading/Literacy Services	Provide Funding to Support Public Service Programs	County wide	Increase Capacity of Public Services
SafePath Children's Advocacy Center, Inc.	\$75,000.00	Salary/Operating Costs – Abused Children Services	Provide Funding to Support Public Service Programs	County wide	Increase Capacity of Public Services
The Center for Family Resources, Inc.	\$21,832.00	Salary/Operating Costs – Food Distribution/Mobile Pantry	Provide Funding to Support Public Service Programs	County wide	Increase Capacity of Public Services
The Extension, Inc.	\$21,832.00	Salary/Operating Costs – Women's Recovery Program	Provide Funding to Support Public Service Programs	County wide	Increase Capacity of Public Services
Turner Hill Community Development Corporation	\$11,832.63	Salary/Operating Costs – Harmony House	Provide Funding to Support Public Service Programs	County wide	Increase Capacity of Public Services
Georgia Community Support and Solutions	\$33,513.00	Van Acquisition	Provide Funding to Support Public Service Programs	County wide	Increase Capacity of Public Services
Atlanta Legal Aid	\$30,000.00	Fair Housing Outreach and Education	Affirmatively Furthering Fair Housing Activities	County wide	Affordable Housing
YWCA of Northwest GA	\$20,000.00	Van Acquisition	Provide Funding to Support Public Service Programs	County wide	Increase Capacity of Public Services
CobbWorks	\$250,000.00	Economic Development	Support for Economic Development Activities	County wide	Increase Funding for Economic Development Activities
The Center for Children and Young Adults	\$250,000.00	Building Renovations and Security Updates	Acquire/Construct/Rehabilitate Public Facilities	County wide	Neighborhood Revitalization and Redevelopment



## PY2017 Project Information Continued

Project	PY2017 Funding	Description	Annual Goals	Target Areas	Priority Needs Addressed
MUST Ministries, Inc.	\$250,000.00	Acquisition of Public Facility – Shelter Facility	Acquire/Construct/Rehabilitate Public Facilities	County wide	Neighborhood Revitalization and Redevelopment
Good Samaritan Health Center of Cobb	\$43,336.21	Roof Replacement – Support and Clinic Buildings	Acquire/Construct/Rehabilitate Public Facilities	County wide	Neighborhood Revitalization and Redevelopment
The Extension, Inc.	\$100,000.00	Parking Lot Improvements	Acquire/Construct/Rehabilitate Public Facilities	County wide	Neighborhood Revitalization and Redevelopment
Cobb County Owner-Occupied Housing Rehabilitation	\$177,550.00	Owner-Occupied Housing Rehabilitation - Grants	New Construction/Acquisition/Rehabilitation	County wide	Affordable Housing
Cobb County Owner-Occupied Housing Rehabilitation Admin	\$87,450.00	Owner-Occupied Housing Rehabilitation - Administration	Provide Administrative Structure	County wide	Affordable Housing
Cobb County CDBG Program Office Administration	\$438,679.50	Administration and Planning	Provide Administrative Structure	County wide	Affordable Housing; Neighborhood Revitalization and Reinvestment; Increase Housing Options for Homeless; Increase Capacity of Public Services

## PY2017 Project Information Continued

Project	PY2017 Funding	Description	Annual Goals	Target Areas	Priority Needs Addressed
City of Marietta	\$341,618.20	Public Service and Public Facility projects, and Administration	Provide Funding to Support Public Service Programs; Acquire/Construct/Rehabilitate Public Facilities; Provide Administrative Structure	City of Marietta	Neighborhood Revitalization and Reinvestment; Increase Capacity of Public Services
City of Smyrna	\$204,401.40	Public Facility projects and Administration	Acquire/Construct/Rehabilitate Public Facilities; Provide Administrative Structure	City of Smyrna	Neighborhood Revitalization and Reinvestment
CHDO Reserves and Operating	\$135,299.08	CHDO Activities and Operating	New Construction/Acquisition/Rehabilitation	County wide	Affordable Housing
Cole Street Development Corporation	\$238,546.78	Acquisition & Rehabilitation - Rental	New Construction/Acquisition/Rehabilitation	County wide	Affordable Housing
Marietta Housing Authority	\$30,000.00	Down Payment Assistance	Financial Assistance for Affordable Housing	County wide	Affordable Housing
MUST Ministries	\$125,000.00	Tenant Based Rental Assistance	Financial Assistance for Affordable Housing	County wide	Affordable Housing
Habitat for Humanity	\$80,000.00	Down Payment Assistance	Financial Assistance for Affordable Housing	County wide	Affordable Housing
Cobb County Home Program Administration	\$67,649.54	Program Administration	Provide Administrative Structure	County wide	Affordable Housing
The Center for Family Resources, Inc.	\$15,000.00	Shelter Operations – Emergency Shelter	Supportive Services for Homeless Persons	County wide	Increase Housing Options for Homeless
MUST Ministries, Inc.	\$15,000.00	Shelter Operations – Emergency Shelter	Supportive Services for Homeless Persons	County wide	Increase Housing Options for Homeless

**PY2017 Project Information Continued**

<b>Project</b>	<b>PY2017 Funding</b>	<b>Description</b>	<b>Annual Goals</b>	<b>Target Areas</b>	<b>Priority Needs Addressed</b>
Turner Hill Community Development Corporation	\$12,918.00	Shelter Operations – Men’s Shelter	Supportive Services for Homeless Persons	County wide	Increase Housing Options for Homeless
The Extension, Inc.	\$12,918.00	Shelter Operations – Men’s Shelter	Supportive Services for Homeless Persons	County wide	Increase Housing Options for Homeless
St. Vincent de Paul Society, Inc.	\$20,000.00	Shelter Operations – House of Dreams for Women	Supportive Services for Homeless Persons	County wide	Increase Housing Options for Homeless
YWCA of Northwest GA	\$12,918.68	Shelter Operations – Domestic Violence Shelter	Supportive Services for Homeless Persons	County wide	Increase Housing Options for Homeless
MUST Ministries, Inc.	\$40,000.00	Rapid Rehousing	Supportive Services for Homeless Persons	County wide	Increase Housing Options for Homeless
The Center for Family Resources, Inc.	\$30,000.00	Homeless prevention	Supportive Services for Homeless Persons	County wide	Increase Housing Options for Homeless
Africa’s Children’s Fund	\$7,500.00	Homeless prevention	Supportive Services for Homeless Persons	County wide	Increase Housing Options for Homeless
The Center for Family Resources, Inc.	\$10,000.00	HMIS Coordination	Supportive Services for Homeless Persons	County wide	Increase Housing Options for Homeless
Cobb County ESG Program Administration	\$14,290.92	Program Administration	Provide Administrative Structure	County wide	Increase Housing Options for Homeless
<b>Grand Total</b>	<b>\$3,606,458.10</b>				

**Table 8: Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs:**

The projects were selected to meet identified needs in the community with the resources provided. Limited financial resources with which to finance programs and projects is the greatest obstacle to meeting the municipality's underserved needs.

Cobb County will continue to estimate allocations for this Action Plan period based on 70% of the prior year's allocation and the priorities identified in the PY2016-2020 Consolidated Plan, community input, qualified applications for funding, the County Manager and Board of Commissioners direction.

Cobb County recognizes there are multiple needs for low and moderate-income persons of the County that are met through the use of CDBG, HOME, and ESG funds. These needs include access to affordable housing for low and moderate-income persons, housing options for homeless and at-risk populations; increased capacity for public services, addressing community development needs, and access to economic development activities.

The County prioritizes grant allocations by ensuring that all proposed projects will:

- Directly benefit low and moderate-income persons or households as defined by HUD's Income Limit Guidelines based on the Atlanta-Sandy Springs-Marietta Metro Statistical Area (MSA); or

Take place in an area where more than 50.84% of the population is lower income according to HUD Income Limits. Cobb County is considered an exception grantee and therefore qualifies to use the exception criterion for CDBG grantees.

## AP-38 Project Summary

### Project Summary

#	Project Name
1	Durr Field Park Improvements
2	Façade Improvements
3	Woodland Acres Infrastructure Improvements
4	Linear Park Improvements
5	Fair Housing Outreach and Education
6	Van Acquisition
7	Salary/Operating Costs – Medical & Dental Services
8	Van Acquisition
9	TBRA Case Management
10	Salary/Operating Costs – Reading/Literacy Services
11	Salary/Operating Costs – Abused Children Services
12	Salary/Operating Costs – Food Distribution/Mobile Pantry
13	Salary/Operating Costs – Women’s Recovery Program
14	Salary/Operating Costs – Harmony House
15	Van Acquisition
16	Owner-Occupied Housing Rehabilitation and Administration
17	Acquisition of Public Facility – Economic Development Facility
18	Acquisition of Public Facility – Shelter Facility
19	Roof Replacement – Support and Clinic Buildings
20	Building Renovations and Security Updates
21	Parking Lot Improvements
22	CDBG Program Office Administration and Planning
23	HOME Activities and Administration
24	ESG Activities and Administration

**Table 9 – Project Summary**

## AP-50 Geographic Distribution

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.**

Cobb County receives entitlement program funds directly from the U.S. Department of Housing and Urban Development. The County allocates a "fair share percentage" of CDBG program funds to the Cities of Acworth, Austell, Kennesaw, and Powder Springs. The Cities of Marietta and Smyrna are entitlement jurisdictions and therefore receive a direct allocation from HUD. These entitlement jurisdictions have entered into Cooperation Agreements with Cobb County to administer their CDBG program funds.

Based on 2010 Census data, Cobb County has experienced a substantial increase in its racial/ethnic composition. The African-American population increased between 2000 and 2010 by 50.4%, rising from 114,232 residents in 2000 to 171,774 in 2010. The 2010 Census data shows that African Americans comprised 25% percent of all Cobb County residents. There are a large percentage of African American residents in the Southern portion of the County with concentrations in the Cities of Marietta and Smyrna. The Asian population increased by 64.9% from 2000 to 2010. In 2000, the Asian population in Cobb County totaled 18,587 and rose to 30,657 in 2010. The 2010 Census data reported that the Asian population comprised 4.5% of Cobb County residents and is concentrated primarily in the northeastern portion of the County. The 2000 Census recorded 46,964 Hispanic residents and the 2010 Census data shows that 84,330 of residents in Cobb County are Hispanic which comprises 12.3% of the total population of Cobb County. The increase in the number of Hispanic/Latino residents in Cobb County has necessitated an increase in services and outreach provided by County agencies and nonprofit organizations. The Hispanic/Latino population is concentrated primarily in the cities of Marietta and Smyrna.

### **Geographic Distribution**

Target Area	Percentage of Funds
County-Wide	80%*

**Table 10 - Geographic Distribution**

*\*Remaining 20% of CDBG funds will be allocated for eligible CDBG administrative activities.*

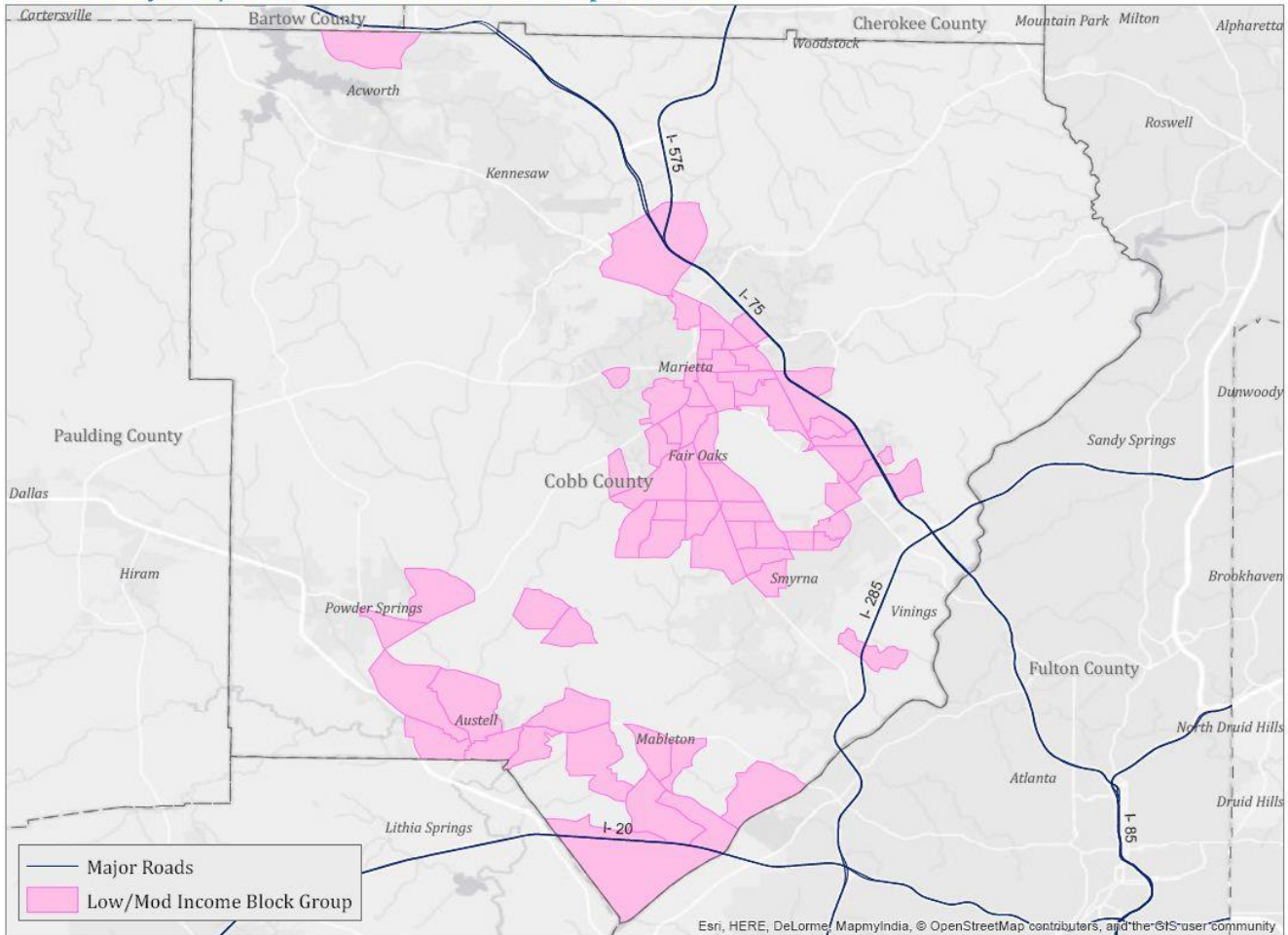
### **Rationale for the priorities for allocating investments geographically**

Cobb County is an urban county that covers over 340 square miles which causes the low to moderate income population to be less concentrated as in most centralized cities. The County relies on widely accepted data such as American Community Survey, HUD low and moderate-income summary data, and Federal Financial Institutions Examinations Council (FFIEC) data to determine areas throughout the community with concentrations of low and moderate-income communities. Program resources are allocated County-wide based on low-mod areas which often coincide with areas of minority concentration.

## Map 1: Cobb County Low and Moderate-Income by Census Tracts

(Source: TRF and American Community Survey 2007-2011)

### Cobb County Low/Moderate Income Block Groups, FY 2014



Source: U.S. HUD FY 2014 Low/Mod Income Population Estimates

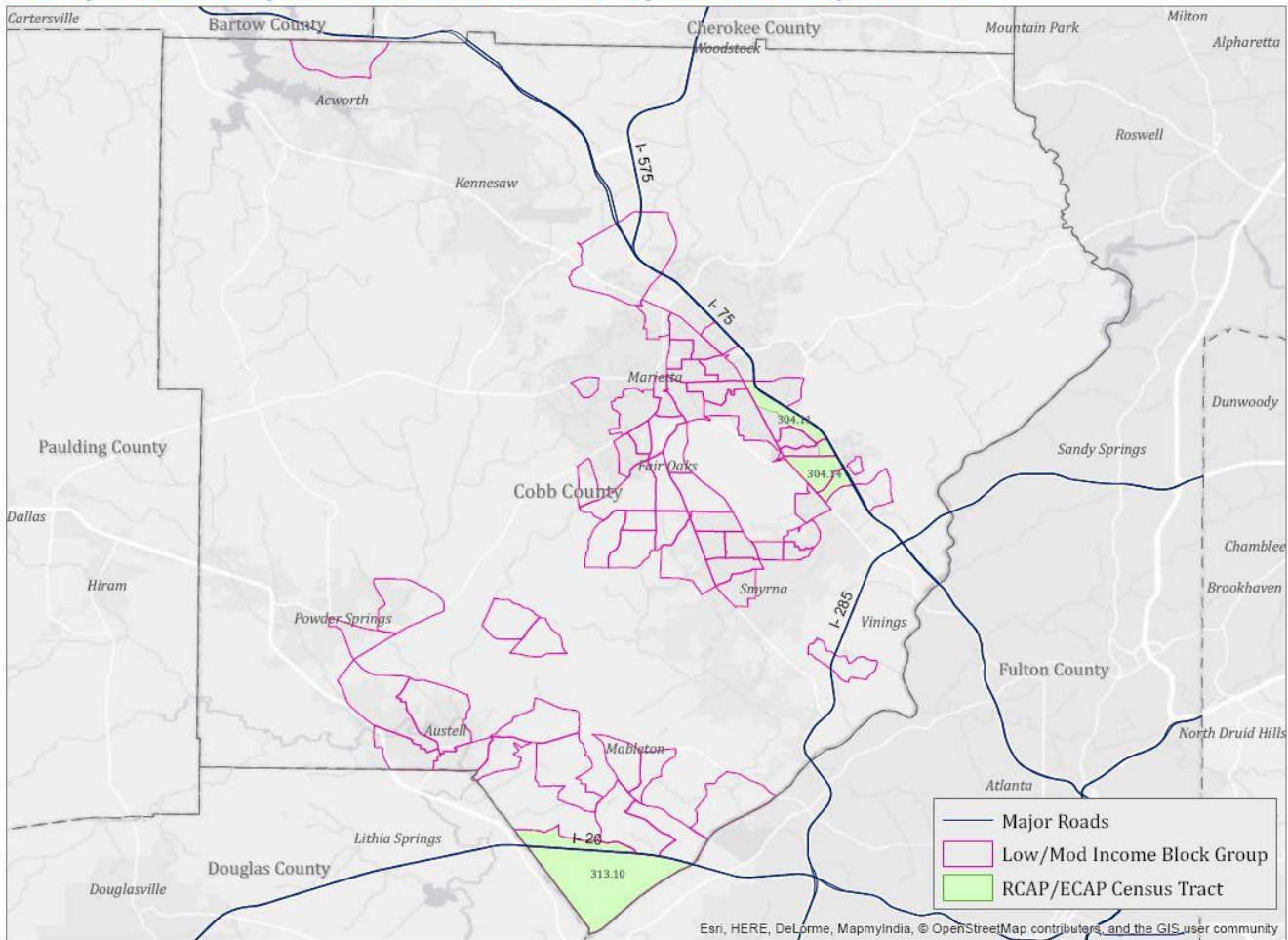
The low and moderate-income census tracts in Cobb County are located in the central, eastern and southern portions of the County which also coincide with areas of minority concentrations throughout the county. These Census Tracts are defined as low and moderate-income areas based on HUD's determination.



## Map 2: Cobb County Areas of Minority Concentrations

(Source: 2000 US Census Data)

### Racially and Ethnically Concentrated Areas of Poverty in Cobb County, 2008-2012

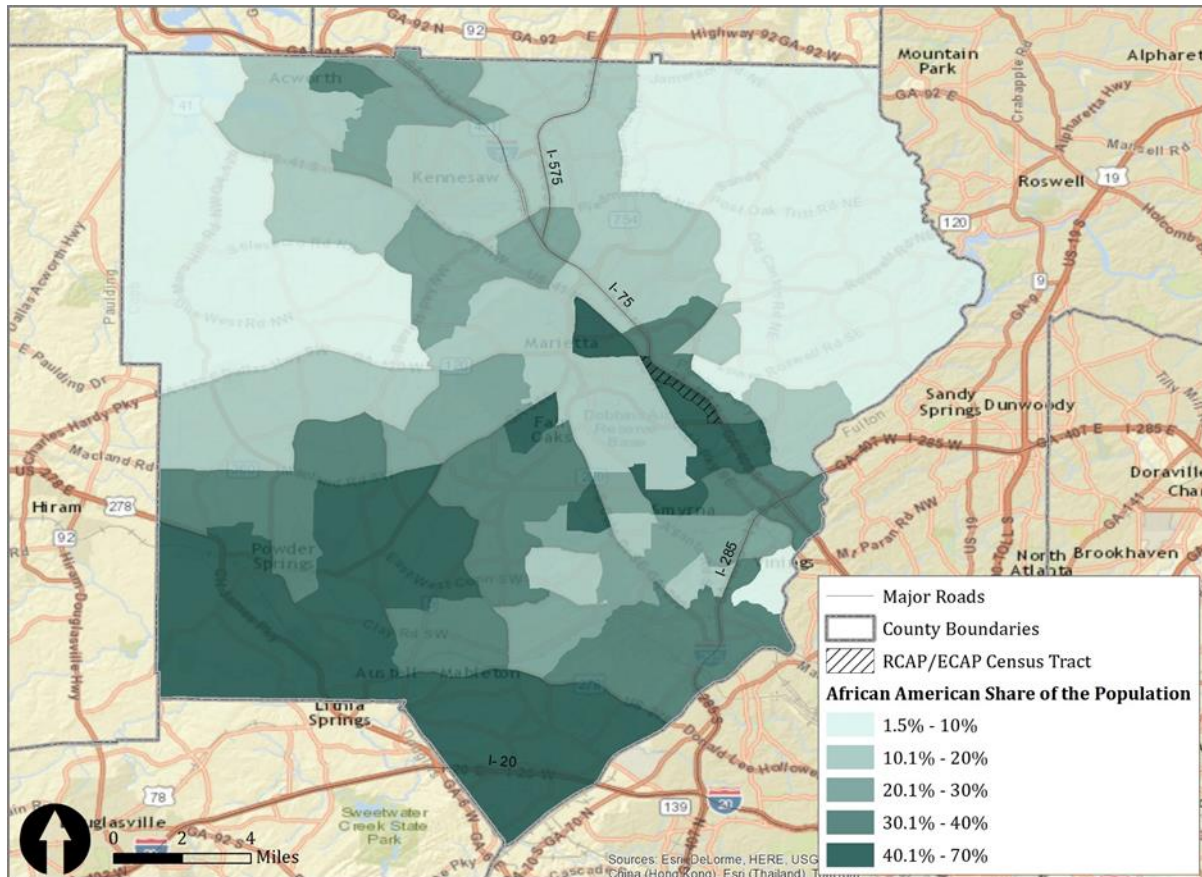


According to 2000 U.S. Census Data, the minority population in Cobb County makes up nearly 30% of the total population for Cobb County. Racially and ethnically concentrated areas of poverty (RCAPs/ECAPs) are census tracts with minority population above 50% and a poverty rate above 36.4% (3 times the average census tract poverty rate for Cobb). As indicated in Map 2, the census tracts in the shaded areas have been identified as areas of concentrated poverty within the County.



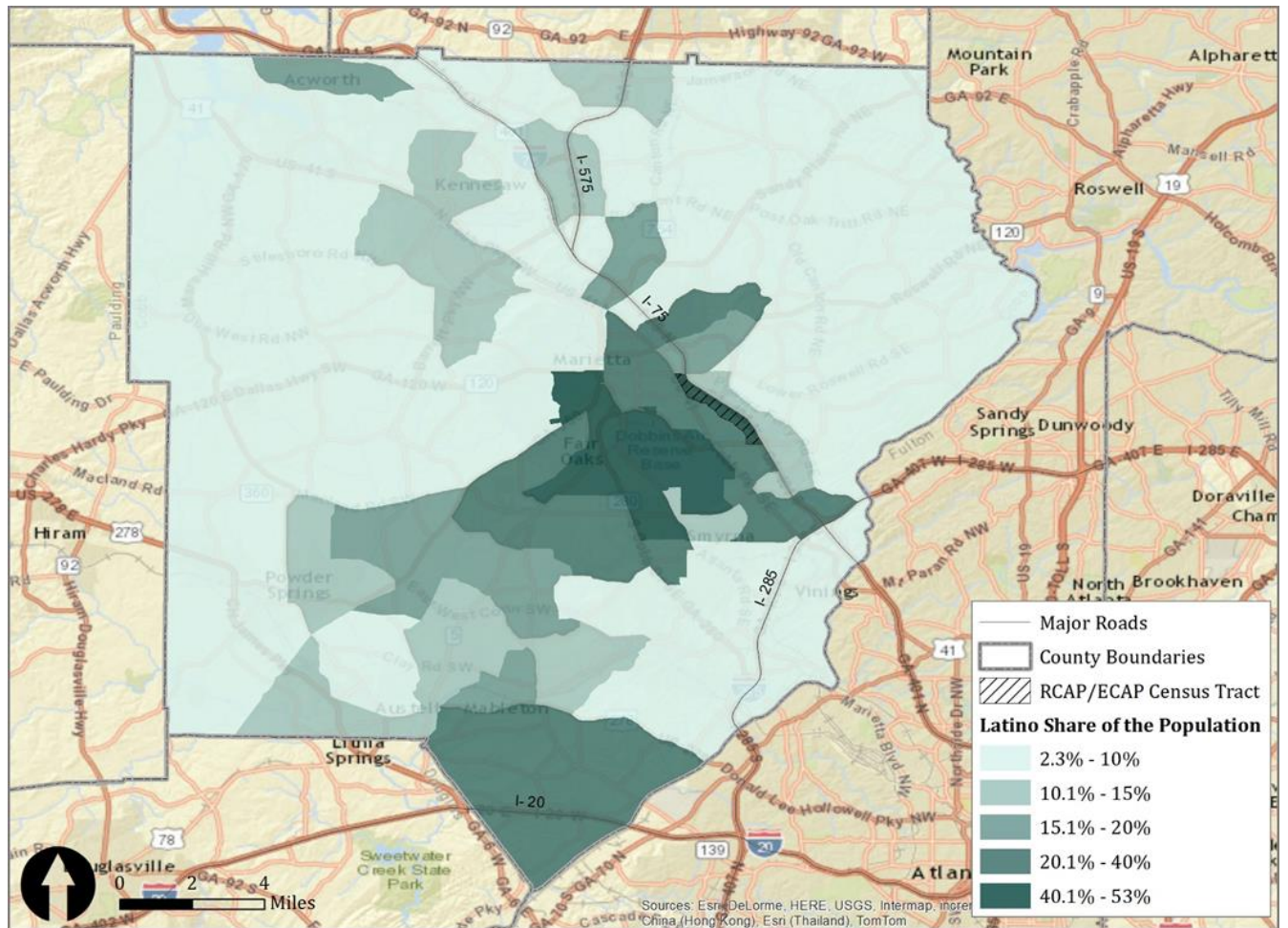
### Map 3: Cobb County Areas of African American Concentrations

(Source: 2007- 2010 US Census Data)



The African American population in Cobb County makes up 25% of the overall population. As indicated with red dots in Map 3, the Cities of Powder Springs, Austell, and Mableton are more densely populated with African American residents.

(Source: 2007-2011 US Census Data)



The Hispanic population makes up 11.2% of the total population in Cobb County. As indicated with a red dot in Map 4, the Hispanic population is more densely populated in the Central portion of the County near the City of Marietta.

## AP-55 Affordable Housing

### Introduction:

Cobb County uses a myriad of approaches to maintain, create, and improve the quality of affordable housing throughout the County. In the PY2017 Annual Action Plan, Cobb County will administer the following activities to preserve and increase access to affordable housing:

- Acquisition, Rehabilitation, and New Construction of single and multi-family housing
- Owner-Occupied Housing Rehabilitation
- Down Payment Assistance
- Tenant Based Rental Assistance
- Homelessness Prevention and Rapid re-housing

Estimated annual goals for affordable housing and descriptions of activities for each program are included in the following tables:

One Year Goals for the Number of Households to be Supported	
Homeless	53
Non-Homeless	77
Special-Needs	10
<b>Total</b>	<b>140</b>

**Table 11 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	66
The Production of New Units	17
Rehab of Existing Units	15
Acquisition of Existing Units	10
<b>Total</b>	<b>108</b>

**Table 12 - One Year Goals for Affordable Housing by Support Type**

### Discussion

In the tables above, the rental assistance figures reflect those households receiving Tenant Based Rental Assistance under the HOME Program and the rehabilitation of existing units reflects those units proposed under various CDBG and HOME-funded programs and projects.

## AP-60 Public Housing

### Introduction

The County will assist the Marietta Housing Authority in addressing the needs of public housing residents by offering down-payment assistance programs to eligible residents of public housing.

### Actions planned during the next year to address the needs to public housing

Marietta Housing Authority (MHA) is the public housing authority for the county and administers subsidized units. The MHA Plan describes efforts to encourage public housing residents to become more involved in the community and to participate in various homeownership opportunities. MHA plans to initiate new programs to increase revenues for the agency and provide economic opportunities for low income families.

### Actions to encourage public housing residents to become more involved in management and participate in homeownership

The MHA provides multiple outlets for public housing residents to be involved. Public housing residents (each adult family member) must contribute eight hours per month of community service participate in an economic self-sufficiency program. In meeting this requirement, residents are encouraged to become more involved in their community and to participate in activities that promote the level of economic stability that may lead to homeownership. MHA also manages a down-payment assistance program to assist low and moderate-income residents.

### If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

According to HUD PIC data, the Marietta Housing Authority scored an 88 and is designated a standard performer and is not considered by HUD to be troubled or poorly performing.

## AP-65 Homeless and Other Special Needs Activities

### Introduction

The Marietta/Cobb Continuum of Care collaborates with non-profit organizations to analyze existing needs to assist in identifying funding gaps and other gaps in services. The Homeless Point in Time Count, organized by the Continuum of Care, annually assesses the characteristics of the homeless population in Cobb County. This data allows the Continuum and the County to track the changing needs of the homeless. In PY2017, the County will continue support the efforts of the Continuum of Care in the preparation of the Point in Time Count.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including.**

Cobb County has identified the following goals to reduce and/or eliminate homelessness.

1. Provide funds (subject to applicable cap) to support emergency shelter operations, homeless prevention, rapid re-housing and supportive services.
2. Provide support for the development and operation of transitional housing throughout Cobb County as individuals and families work towards self-sufficiency.
3. Encourage the efficient use of HMIS technology and support its expansions beyond homeless service providers as a way to link the various services provided by Cobb County non-profit organizations and standardize performance measures.
4. Support efforts to integrate the management of ESG funds with the Continuum of Care.
5. Provide support for services that prevent persons released from institutions from becoming homeless.
6. Strengthen the collaboration and capacity of homelessness service providers and advocacy organizations.

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.**

Cobb County will continue to support organizations that assess the needs of the homeless to create a more robust social service system to address unmet needs. ESG and CDBG funding are provided to social service organizations to assess the needs of homeless persons. In PY2017, Cobb County will fund The Center for Family Resources, Inc., The Center for Children and Young Adults, Turner Hill Community Development Corporation, The Extension, Inc., St. Vincent de Paul Society, Inc., MUST Ministries, Inc., YWCA of Northwest GA, and Africa's Children's Fund, Inc. to provide services for the homeless and at-risk of homelessness population.

As part of the Continuum of Care, a regular "Point-in-Time Survey" is performed each January to determine the number of homeless individuals and families in the County. Based on the "Point-In-Time Survey," conducted on January 28, 2016, the following types of homeless persons were reported:



- Unsheltered
- Transitional Housing
- Safe Haven
- Emergency Shelter

Cobb County will continue to invest in emergency shelter activities during the Action Plan period and has identified the following six organizations that will provide emergency shelter for homeless persons residing in Cobb County.

- **MUST Ministries** provides immediate needs (food, clothing, shelter) and long terms needs (employment assistance, support groups, educational assistance) to homeless persons in the county. They also operate a community kitchen which operates 365 days per year and serves nearly 80,000 meals a year.
- **The Center for Family Resources** provides services for homeless and at-risk persons residing in the county through direct financial assistance, affordable housing programs, education and employment assistance, and mentoring.
- **The Extension** operates a long-term community supported residential treatment facility for homeless men who are chemically dependent. This program addresses one of the root causes of homelessness and provides its participants with an opportunity to re-integrate into society as sober, productive, and responsible citizens.
- **Turner Hill CDC** provides shelter and targeted support services to homeless males upon their release from jail or prison. Through case management services and mentorship, these men find jobs, maintain sobriety, transition to stable housing, and become responsible, self-sustaining citizens of our community.
- **St. Vincent de Paul House of Dreams** assists homeless women with education, mentoring, and practical life skills coaching so that their clients can achieve a greater level of self-respect, dignity and independence.
- **YWCA of Northwest GA** provides shelter, rental assistance, and targeted support services to domestic violence victims to achieve self-sufficiency.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The County provides ESG funding for essential services and operations to emergency shelters and transitional housing facilities. These facilities provide shelter and services to citizens of Cobb County to include homeless families, single men and women, and victims of domestic violence. The County supports increasing housing options and self-sufficiency for the homeless and near homeless by providing support for the following:

- Emergency housing and supportive services for homeless families and individuals;
- Developing transitional housing; and
- Preventing persons released from institutions from entering homelessness.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The County will administer the Emergency Solutions Grant Program and oversee activities for homeless individuals and families in Cobb County. Rapid re-housing has been identified as a priority for the PY2017 funding cycle. Obtaining permanent housing for homeless individuals and families will shorten the length of time spent in emergency and transitional shelters. According to the most recent Point in Time Count (PIT) of homeless persons in Cobb County conducted on January 28, 2016, 324 persons were sleeping in either emergency or transitional shelters; and 91 persons were unsheltered.

Cobb County encourages collaboration with organizations to transition as many people as possible into permanent housing. The County also supports the implementation of a referral and case management system with the tools to direct the homeless to appropriate housing and services. Some families or individuals may require only limited assistance for a short period of time, such as emergency food and shelter, until a first paycheck is received or a medical emergency has past. Others however, will require more comprehensive and long-term assistance, such as transitional housing with supportive services and job training. Due to limited resources, it is important for agencies to eliminate duplication of effort by local agencies, both in intake and assessment procedures, and in subsequent housing and supportive services. The Homeless Management Information System (HMIS) can be improved with common intake forms, shared data, effective assessment instruments and procedures, and on-going coordination of assistance among community organizations.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The County will administer the Emergency Solutions Grant Program (ESG) and coordinate activities to prevent individuals and families from becoming homeless and to assist individuals/families regain stability in current housing or permanent housing. ESG program funds will be used for homelessness prevention which includes housing relocation and stabilization services and for short term (up to 3 months) or medium term (up to 24 months) rental assistance. A range of emergency shelter facilities and short-term services (food, clothing, and temporary financial assistance, transportation assistance) to meet a variety of family or individual circumstances is necessary to assist families in preventing homelessness. These facilities and services will be able to meet the needs of families with children, individuals, persons with special health problems, and other characteristics.

## AP-75 Barriers to Affordable Housing

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing:**

The County's current housing market presents significant impediments to developing an adequate supply of affordable housing for low to moderate-income persons. The recent economic downturn, coupled with high rates of foreclosed homes in the County has created a significant barrier to affordable housing. The County's 2015 Analysis of Impediments (AI) to Fair Housing Choice examined a number of areas in which barriers to the development of affordable housing might exist. The barriers identified were limited supply of affordable housing, high land costs, zoning laws, building codes, and taxes which can limit affordable housing choice.

Cobb County will continue to review zoning, storm-water management, sustainability, and other regulatory issues affecting affordable housing development. The County will also explore incentives to encourage affordable housing development and actively work with community leaders to address concerns about potential future housing developments. Furthermore, Cobb County will undertake efforts to affirmatively further fair housing to ensure housing choice is available throughout the County by holding educational seminars throughout the community. Cobb County had previously set aside \$45,000.00 for fair housing education and outreach activities to ensure that fair housing is a priority among all activities undertaken by the County. During PY2017, the County will expend CDBG funds from 2017 and prior year funds for additional fair housing education and outreach activities.



## AP-85 Other Actions

### Introduction

The Plan addresses the issue of meeting underserved needs of Cobb County residents through a variety of initiatives. Several of these initiatives are proposed for funding in this Annual Plan. As has been the situation in the past and most likely in the future the primary obstacle to these actions is a lack of funding.

### Actions planned to address obstacles to meeting underserved needs

To help remove obstacles to meeting underserved needs and improve service delivery, Cobb County will support the expansion of HMIS technology beyond homeless service providers as a way to link the various categories of services provided by Cobb County nonprofits organizations and standardize performance measures. Cobb County will also review and analyze the work of its various departments and divisions to find opportunities for collaboration between similar programs.

### Actions planned to foster and maintain affordable housing

Affordable housing will be maintained and encouraged by the coordination and collaboration among the non-profit housing developers in the community such as Cole Street Development Corporation, Habitat for Humanity of Northwest Metro Atlanta. The County will also continue to support the use of HOME program funds for down-payment assistance for low and moderate-income homebuyers. Additionally, the County will continue to use HOME and CDBG program funds to rehabilitate owner-occupied homes. In an effort to promote affordable housing and fair housing choice, the County will encourage and support fair housing rights for all and provide program funds to conduct outreach and education regarding the Fair Housing Law act of 1968.

### Actions planned to reduce lead-based paint hazards.

In PY2017, Cobb County will continue to implement counter-measures to reduce lead-based paint hazards by abating or removing lead-based paint hazards found in existing housing built prior to 1978. Cobb County educates the public on the hazards of lead-based paint and educates parents about protecting their children. In response to lead-based paint hazards and the limited resources available, the County has planned a steady, long-term response in accordance with Federal lead-based paint standards, other applicable federal regulations, and local property standards. The County will identify houses with lead-based paint through the various housing programs undertaken by the County and will abate or remove lead hazards in high priority units. Government assisted housing rehabilitation projects will include the completion of a lead-based paint inspection according to HUD and Environmental Protection Agency (EPA) guidelines. Policies and procedures for abatement of lead hazards have been established in Cobb County, which include determining cost effectiveness for abatement and procedures for assessing, contracting and inspecting post-abatement work. The policies and procedures also include preparing work write-ups and costs estimates for all income eligible persons in Cobb County with identified lead-based paint hazards.

**Actions planned to reduce the number of poverty-level families.**

Cobb County will continue efforts to implement anti-poverty strategies for the citizens of Cobb County in the upcoming year. The County will strive to increase its efforts in assisting homeowners and renters with housing rehabilitation and renovation of affordable housing to decrease the financial burden on low-to-moderate-income persons.

The County will provide assistance to low and moderate-income persons through the following strategies:

- Provide homeowners with housing repair assistance through the Housing Rehabilitation program;
- Provide nonprofit organizations such as Marietta Housing Authority and Habitat for Humanity of Northwest Metro Atlanta with down payment assistance for first-time home buyers;
- Provide assistance to the County's CHDO (Cole Street Development Corporation) to acquire and construct affordable rental housing for seniors;
- Provide assistance to nonprofit organizations such as the Center for Family Resources and CobbWorks to expand job training services; and
- The County will continue to implement Section 3 policy as necessary. Additionally, the County will encourage nonprofit organizations to expand housing development programs to incorporate job-training opportunities as a part of their operations;
- Through the initiatives described above, and in cooperation with the agencies and nonprofit organizations noted, the CDBG Program Office will continue to assist low and moderate-income persons of Cobb County over the next year.

**Actions planned to develop institutional structure.**

The CDBG Program Office administers all facets of the HUD grants for Cobb County to ensure that all aspects of the grant programs perform in a concerted manner. The Program Office recognizes the need to maintain a high level of coordination on projects involving other County departments and/or non-profit organizations. This collaboration guarantees an efficient use of resources with maximum output in the form of accomplishments.

The CDBG Program Office will address gaps and improve institutional structure by using the following strategies:

- Reduce and/or alleviate any gaps in services and expedite the delivery of housing and community development improvements to eligible persons.
- Evaluate the procurement process and guidelines for all rehabilitation and construction projects.

- Coordinate projects among County departments and support ongoing efforts for County initiatives.
- Maintain a strong working relationship with the Marietta Housing Authority based on the mutually shared goal of providing suitable housing for low- and extremely low-income persons.
- Work with and financially support community housing development organizations (CHDOs) operating in low and moderate-income neighborhoods to build affordable housing for the elderly, veterans and other special needs populations.
- Use established lines of communication to identify opportunities for joint ventures with agencies that provide funding to construct affordable housing and/or finance homeownership opportunities.

**Actions planned to enhance coordination between public and private housing and social service agencies.**

Cobb County will continue to work with a broad cross-section of public, private, faith-based, and community organizations to identify the needs of its citizens. The CDBG Program Office works with the Cobb Community Collaborative, a community organization focused on providing more streamlined approach among Cobb County public service agencies to improve the lives of all persons in Cobb County, Georgia. The Collaborative addresses a broad range of needs for families including homelessness, public safety, workforce development, literacy, and allocation of other resources. The creation of such an entity has allowed local non-profit organizations to focus their efforts collectively and to avoid duplication of services within the County. The Collaborative's efforts are critical to the success of the County's Consolidated Plan and Annual Action Plan. The Cobb Collaborative established a Business Advisory Council to connect local nonprofit organizations with members of the Cobb County Chamber of Commerce to match critical agency needs with resources available from local committed business partners.

Additionally, the Policy Council on Homelessness is comprised of member agencies (such as the Center for Family Resources, Boys & Girls Club, and The Edge Connection) that provide services to the homeless and very low-income persons. The Policy Council on Homelessness has conducted surveys of the homeless and at-risk populations to determine needs in Cobb County and to plan appropriate programs and services in response to these needs.

The Cobb County CDBG Program Office also coordinates the five-year Consolidated Plan and Annual Action Plan in accordance with the Continuum of Care (CoC) program. The Center for Family Resources serves as the Lead Agency for the CoC and operates the supportive housing program for Cobb County. This cooperative effort provides a special focus through a diverse group of community organizations, homeless shelters, permanent affordable housing developers, supportive service providers, and target population groups to examine needs, re-establish priorities, and plan strategies. Through this collaborative process, housing and service providers were able to contribute ideas and

strategies to the development of this Plan.

Cobb County will also collaborate with the Cobb County Board of Health to serve on the City of Atlanta's HIV Planning Council. This organization serves as the vehicle for strategic planning and coordinating for the Housing Opportunities for Persons with AIDS (HOPWA) Program. The Cobb County Health Department coordinates with the City of Atlanta to develop a city-wide strategy in the preparation and implementation of the HOPWA Program. Low to moderate-income clients receive referrals from County Health Clinics, the Good Samaritan Health Center and Sweetwater Valley Camp.

DRAFT

## AP-90 Program Specific Requirements

### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with CDBG funds are expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

CDBG Available Program Funding		
1.	The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed.	\$0
2.	The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$0
3.	The amount of surplus funds from urban renewal settlements	\$0
4.	The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0
5.	The amount of income from float-funded activities	\$0
<b>Total Program Income</b>		<b>\$0</b>

**Table 13 – CDBG Available Program Funding**

Other CDBG Requirements		
1.	The amount of urgent need activities	\$0

**Table 14 – Other CDBG Requirements**

### HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

**1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

The County will not use any other forms of investment beyond those identified in Section 92.205, which will include deferred payment loans and grants.

**2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

The HOME rule at §92.254(a)(5) establishes the resale and recapture requirements HOME grantees must use for all homebuyer activities. These provisions are imposed for the duration of the period of affordability on all HOME-assisted homebuyer projects through a written agreement with the homebuyer, and enforced via lien, deed restrictions, or covenants running with the land. The resale or recapture provisions are triggered by any transfer of title, either voluntary or involuntary, during the established HOME period of affordability.

When undertaking HOME-assisted homebuyer activities, including projects funded with HOME program income, the County must establish resale or recapture provisions that comply with HOME statutory and regulatory requirements and set forth the provisions in its Consolidated Plan. HUD must determine that the provisions are appropriate. The written resale/recapture provisions that the County submits in its Annual Action Plan must clearly describe the terms of the resale/recapture provisions, the specific circumstances under which these provisions will be used, and how the County will enforce the provisions.

Note: Cobb County's complete Resale and Recapture provisions are included as an appendix. Below is a summary of applicable portions of the provisions.

**3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

The County's resale and recapture provisions ensure the affordability of units acquired with home funds in several ways.

The HOME rule at §92.254(a)(4) establishes the period of affordability for all homebuyer housing. The County's calculation for the period of affordability is based upon the amount of HOME assistance in each unit and the applicable period of affordability under resale or recapture provisions.

**a. Period of Affordability Under Resale Provisions**

Under resale, §92.254(a) (5) (i) the HOME rule states that the period of affordability is based on the total amount of HOME funds invested in the housing. In other words, the total HOME funds expended for the unit determines the applicable affordability period. Any HOME program income used to assist the project is included when determining the period of affordability under a resale provision.

**b. Period of Affordability Under Recapture Provisions**

For HOME-assisted homebuyer units under the recapture option, the period of affordability is based upon the HOME-funded direct subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included when determining the period of affordability. The following table outlines the required minimum affordability periods.

**Minimum Affordability Periods**

<b>If the total HOME investment (resale) or Direct Subsidy (recapture) in the unit is:</b>	<b>The Period of Affordability is:</b>
Under \$15,000	5 years
Between \$15,000 and \$40,000	10 years
Over \$40,000	15 years

**Table 15 - Minimum Affordability Periods**

**4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

The County does not anticipate refinancing any existing debt with its HOME funds during the PY2017 Annual Action Plan year.

**Emergency Solutions Grant (ESG)  
Reference 91.220(I)(4)**

**1. Include written standards for providing ESG assistance (may include as attachment)**

Cobb County will focus on the following eligible populations that can be assisted with ESG funds: persons at risk of becoming homeless and persons who are homeless. Even though these are the targeted populations, it is important to give assistance to those who are in the most need of funds.

**Eligibility for Assistance**

Each individual or family who is receiving assistance must first meet with a case manager or intake personnel who can determine the appropriate type of assistance to meet their needs. The household must be at or below 30% of Area Median Income (AMI). Assets are counted for determining AMI eligibility. AMI is prospective and only counts income generated at that particular time. The household must be either homeless or at risk of losing its housing and meet both of the following circumstances: (1) no appropriate subsequent housing options have been identified; and (2) the household lacks the financial resources and support networks needed to obtain immediate housing or remain in its existing housing.

**Staff Certification of Eligibility for Assistance**

Cobb County will continue to use the Staff Certification of Eligibility for Assistance. The certification serves as documentation that the household meets all eligibility criteria for assistance, certifies that true and complete information was used to determine eligibility, and certifies that no conflict of interest exists related to the provision of ESG assistance. Each staff person determining ESG eligibility for a household must complete this Staff Certification of Eligibility for every household, once the household is determined eligible for ESG assistance. The completed Staff Affidavit remains valid until a different staff person re-determines ESG eligibility. ESG Staff Certifications of Eligibility must be signed and dated by ESG staff and supervisors for each household approved for ESG assistance.

**Homelessness Prevention Assistance**

Although there are minimum requirements, HUD encourages grantees and subrecipients to target prevention assistance to individuals and families at the greatest risk of becoming homeless.

The target population for Cobb County will have the following risk factors:

- Eviction within 2 weeks from a private dwelling
- Sudden and significant loss of income
- Severe house cost burden (greater than 50% of income for housing costs)
- Pending rental housing foreclosure
- Credit problems that preclude obtaining housing

### **Rapid Re-Housing Assistance**

Rapid re-housing assistance is available for persons who are homeless according to HUD's definition of homeless.

The target population for Cobb County rapid re-housing will have the following risk factors:

- Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:
  - Has a primary nighttime residence that is a public or private place not meant for human habitation;
  - Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs)
  - Is exiting an institution where an individual has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

The purpose of these funds is to assist eligible program participants to move into permanent housing and achieve housing stability. Therefore, Cobb County subrecipients providing assistance will utilize a process to assess the level of service needed for all potential program participants, other resources available to them, and the appropriateness of their participation in the rapid re-housing assistance portion of ESG. Program participants who require longer-term housing assistance and services should be directed to agencies that can provide the requisite services and financial assistance.

### **Coordination**

Cobb County will coordinate with the Continuum of Care (CoC) by attending and participating in the bi-monthly Continuum of Care meetings and monthly steering committee for the CoC. The Continuum includes several emergency shelter providers, essential service providers, homeless prevention and rapid re-housing assistance providers, other homeless assistance providers, mainstream service, and housing providers. In addition to bi-monthly meetings, there are several



committees that also meet on a monthly basis to coordinate and establish policies. These committees include the Policy Council on Homelessness, and the CoC steering committee.

### **Determining and prioritizing eligibility**

The County and its providers within the Continuum recognize that individuals and households must be prioritized to ensure that funding is distributed to best serve the needs of those who are homeless or at-risk of becoming homeless.

Subrecipients will perform intake and evaluate each individual and household on a case-by-case basis. They recognize that each case is different, and that the demographics throughout the county are so different so as to not be able approach potential clients with a “one size fits all strategy.” To best prioritize those who are homeless or at risk of becoming homeless for rapid re-housing or homeless prevention funds, those who are at-risk of becoming homeless will need to show that they will become homeless if they do not receive ESG Homeless Prevention funds, and they must have also suffered an economic hardship to become at risk of losing their home.

Subrecipients may choose to prioritize homeless individuals and households who have been involved with their particular program for Rapid Re-housing assistance, although each individual and household will be evaluated before being able to receive funding.

In addition to the household income being below 30% AMI and the household currently experiencing homelessness or being at imminent risk of becoming homeless, there must be documented evidence in the client files that determine:

- There is a lack of financial resources.
- There are no other housing options.
- There are no support networks.

### **Client share of rent and utilities costs**

When a provider determines that a household is a priority for either Homeless Prevention or Rapid Re-housing rental assistance, they will be eligible to receive up to 100% rental assistance for no more than the full amount of the rent, as stated on the lease.

### **Short Term and Medium Term Rental Assistance Duration**

The County will require short-term and medium-term rental assistance to allow individuals and families to remain in their existing rental units or to help them obtain and remain in rental units they select. A lease must be in place in the program participants name for them to receive assistance.

Short-term rental assistance can only be used for three (3) months while medium-term rental assistance ranges from four (4) to 24 months. No program participant may receive more than 24

months of assistance under ESG, and each program participant must be evaluated every three (3) months to determine the amount of assistance needed.

Rental assistance may also be used to pay up to six (6) months of rental arrears for eligible program participants; however the six (6) months count towards the 24 month total. The rental assistance paid cannot exceed the actual rental cost, which must be in compliance with HUD's standard of "rent reasonableness." This means that the total rent charged for a unit must be reasonable in relation to the rents being charged during the same time period for comparable units in the private unassisted market and must not be in excess of rents being charged by the owner during the same time period for comparable non-luxury unassisted units.

Rental assistance payments cannot be made on behalf of eligible individuals or families for the same period of time and for the same cost types that are being provided through another federal, state or local housing subsidy program. Cost types are the categories of eligible HPRP financial assistance: rent from the client portion or the subsidy; security deposits, utility deposits, utility payments, moving cost assistance, and hotel/motel vouchers.

**2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

The Continuum of Care has not formally developed a coordinated assessment system however a committee of homeless service providers and the Marietta/Cobb Continuum of Care has formed a subcommittee to develop an outreach and intake system.

**3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).**

The CDBG Program Office publishes a notification of funding in the Marietta Daily Journal, the local newspaper, to announce the availability of program funds. Application notices are also emailed to the CDBG Program Office's wide network of stakeholders and posted on the Cobb County CDBG Program office website for organizations to download and apply for funding. These applications are then reviewed by an applications committee for conformance with the program requirements, qualifications of applicants, availability of matching funds, and other factors. The applications committee makes recommendations to the Cobb County Board of Commissioners for final approval of funding allocations.

**4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

The CDBG Program Office requires subrecipient organizations to include homeless or formerly

homeless individuals on the Board of Directors or other equivalent policymaking entity. Non-profit organizations recommended for PY2017 funding have procedures in place for homeless or formerly homeless persons to be involved with the program design and implementation.

## **5. Describe performance standards for evaluating ESG.**

In consultation with the Cobb County Continuum of Care, the County will continue to use performance standards to measure the effectiveness at targeting those who need the assistance most. The following performance measures have been identified:

- Reduction in the number of people living on the streets or emergency shelters;
- Reduction in housing barriers and housing stability risks;
- Reduction in the number of individuals and families who become homeless;
- The percent of persons exiting the shelter where the destination is known;
- The percent of persons who exited to permanent housing for each component;
- Reduction in the number of people entering emergency shelters;
- Reduction in recidivism in shelters of persons that have already been housed; and
- Increased income and employment rates for rapid-re-housing clients.